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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF MILPITAS CITY COUNCIL  
FOR THE ADOPTION OF FINDINGS DEMONSTRATING A COMPELLING NEED TO  
PREFER MILPITAS RESIDENTS AND WORKERS FOR AFFORDABLE HOUSING UNITS  
RECEIVING FUNDS FROM THE CITY'S DONATION TO THE  
SANTA CLARA COUNTY HOUSING TRUST FUND**

WHEREAS, the City of Milpitas Consolidated Plan approved by the Department of Housing and Urban Development (HUD) identifies a high priority need for affordable housing for low and moderate income renters and homeowners; and

WHEREAS, the City of Milpitas and County of Santa Clara County are facing an acute housing crisis which specifically impacts low and moderate income renters and homeowners, including public schoolteachers and their ability to find affordable housing; and

WHEREAS, the City of Milpitas has adopted a Density Bonus Ordinance, waived development fees and provided Redevelopment Agency funds and Community Development Block Grant funds to assist in providing affordable housing to low and moderate income households; and

WHEREAS, over the past several years, the City of Milpitas has financially supported and approved 1,116 affordable housing units to meet its fair share of affordable housing requirements and still cannot meet the demand for affordable housing units for its residents and workers; and

WHEREAS, the City of Milpitas existing Senior Housing Project Terrace Gardens, has a waiting list over one thousand (1,000) senior citizens seeking affordable housing in Milpitas, and Santa Clara County Housing Authority has a five year waiting list for Section 8 vouchers for affordable housing; and

WHEREAS, the National Association of Realtors has determined that in 2005 that the Bay Area had the highest median home prices in the nation. The median home price in the Bay Area was \$700,900. Furthermore, Santa Clara County Association of Realtors has determined that the median home price in Milpitas was \$695,000 in January 2006. This home price in Santa Clara County represents a 10% increase from the previous year (\$626,932); and

WHEREAS, several Federal and State funding alternatives exist to provide financial assistance to Milpitas residents and workers for housing, however, these funding alternatives do not recognize the exceedingly high cost of housing in Silicon Valley particularly Santa Clara County; and

WHEREAS, the preference to Milpitas residents and workers is narrowly tailored and based on the acute housing crisis for which there are no reasonable feasible alternatives other than to implement preferences; and

WHEREAS, the proposed preference for Milpitas residents and workers would assist in reducing the existing housing crisis for low and moderate income renters and owners within the City of Milpitas; and

WHEREAS, a total number of affordable housing units allocated from Santa Clara County Housing Trust Fund in the future shall be allocated for Milpitas residents and workers low and moderate-income families; and

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NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Milpitas finds that Milpitas shall give preference for affordable housing units and set-aside the future allocation of affordable housing units for low and moderate-income Milpitas residents and workers.

PASSED AND ADOPTED this 21st day of March 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

\_\_\_\_\_  
Mary Lavelle, City Clerk

\_\_\_\_\_  
Jose S. Esteves, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven T. Mattas, City Attorney

## Felix Reliford

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**From:** Cheryl Serna [Cheryl@htscc.org]  
**Sent:** Thursday, March 02, 2006 10:00 AM  
**To:** Felix Reliford  
**Subject:** Donation information for the Housing Trust of Santa Clara County

Good Morning Felix,

Following is the information you requested regarding the donations/pledges the Housing Trust has received from all of the other cities in the county (I also included the County) in our current Phase III Campaign:

<u>City</u>	<u>Amount</u>
Campbell	\$300,000
County of Santa Clara	\$750,000
Gilroy	\$ 75,000
Los Altos Hills	\$ 15,000
Los Gatos	\$300,000
Milpitas	\$150,000 1 <sup>st</sup> year commitment
Monte Sereno	\$ 15,000
Morgan Hill	\$200,000
Mountain View	\$450,000
San Jose	\$250,000 1 <sup>st</sup> year commitment
Santa Clara	\$750,000
Sunnyvale	\$300,000 1 <sup>st</sup> year commitment

Please feel free to contact me if you need more information from us.

Regards,

Cheryl

**Cheryl Serna**  
**Development Manager**  
**Housing Trust of Santa Clara County**  
**1786 Technology Drive**  
**San Jose, CA 95110**  
**(408) 436-3450, 1#**  
**[www.housingtrustscc.org](http://www.housingtrustscc.org)**

**Felix Reliford**

**From:** Cheryl Serna [Cheryl@htscc.org]  
**Sent:** Monday, March 06, 2006 11:49 AM  
**To:** Felix Reliford  
**Subject:** RE: Housing Trust of Santa Clara County March 2006 "Progress" Fact Sheet

Hi Felix,

Following are the contributions from our prior two campaigns, \$20 million, and 2 + 2:

**First Campaign – "\$20 million"**

Campbell	\$ 500,000
Cupertino	\$ 250,000
Gilroy	\$ 15,000
Los Altos	\$ 5,000
Los Altos Hills	\$ 10,000
Los Gatos	\$ 250,000
Milpitas	\$ 500,000
Monte Sereno	\$ 15,000
Morgan Hill	\$ 200,000
Mountain View	\$ 500,000
Palo Alto	\$ 500,000
San Jose	\$1,000,000
Santa Clara	\$ 500,000
Saratoga	\$ 25,000
Sunnyvale	\$ 500,000
County of Santa Clara	\$2,500,000

**Second Campaign – "2 + 2"**

Gilroy	\$ 15,000
Mountain View	\$ 100,000
Palo Alto	\$ 150,000
Santa Clara	\$ 250,000
Sunnyvale	\$ 500,000
County of Santa Clara	\$ 500,000

I am sorry that I did not provide this originally. I hope this is what you need, if not, please let me know and I will be happy to provide more to you.

Regards,

Cheryl

**Cheryl Serna**  
**Development Manager**  
**Housing Trust of Santa Clara County**  
**1786 Technology Drive**  
**San Jose, CA 95110**  
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3/6/06

## City of Milpitas, California

**BUDGET CHANGE FORM**

Type of Change	From		To	
	Account	Amount	Account	Amount
Check one: <input checked="" type="checkbox"/> Budget Appropriation <input type="checkbox"/> Budget Transfer	290-2909	\$150,000	290-9104237	\$150,000

**Explain the reason for the budget change:**

On February 22, 2005, the Housing Trust Fund and Silicon Valley Leadership Group announced the proposed "Phase III" of a public-private compact between interested private-sector investors and public agencies with a goal of assisting a minimum of 1,000 families per year for each of the next three years. A funding goal of \$1.5 million would allow the Housing Trust to invest funds into the creation of affordable rental housing, homeless and special needs housing and support first-time homebuyers.

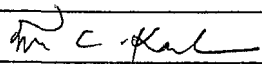
The Housing Trust Fund of Santa Clara County has raised more than \$25 million in local public and private contributions and has invested more than \$1.6 million in affordable housing opportunities throughout Santa Clara County. Since they began distributing funds in 2001, the Trust has already helped more than 4,255 families, including assistance to 1,260 families to help them buy their first homes in Santa Clara County and enabled the development of hundreds of units of affordable housing rental housing, worth over \$238 million.

The Housing Trust Fund of Santa Clara County and Silicon Valley Leadership Groups has launched "Phase III" and are requesting contributions from the private and public sector. The City of Milpitas has been asked to contribute \$150,000. Staff recommends approval of the request, pursuant to the adoption of a resolution requiring that the \$150,000 allocation be used within the City of Milpitas to financially assist future affordable housing projects.

Approve a budget appropriation of \$150,000 from Housing Reserve Funds for the requested contributions to financially assist future affordable housing projects.

☒ Check if City Council Approval required.

Meeting Date: March 21, 2006

Itemization of funds, if needed:			Amount
Requested by:	Division Head:	Date:	
	Department Head:	Date:	
Reviewed by:	Finance Director: 	Date: 3/14/06	
Approved by:	City Manager:	Date:	
Date approved by City Council, if required:			Confirmed by: